072.0	0004	0004.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,100 /	799,100
					USE VALUE:	799,100 /	799,100
					ASSESSED:	799,100 /	799,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RILEY WILLIAM F JR--ETAL
Owner 2:	RILEY ROBERTA A
Owner 3:	
Street 1:	4 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,490 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1947, having primarily Vinyl Exterior and 1664 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7490.000	344,100	3,700	451,300	799,100
Total Card	0.172	344,100	3,700	451,300	799,100
Total Parcel	0.172	344,100	3,700	451,300	799,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.23 | /Parcel: 480.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 45695

GIS Ref

GIS Ref

Insp Date 09/08/18

PREVIOUS ASSESSMENT

Parcel ID 072.0-0004-0004.A

!6087!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	344,200	3700	7,490.	451,300	799,200	799,200	Year End Roll	12/18/2019
2019	101	FV	250,100	3700	7,490.	419,100	672,900	672,900	Year End Roll	1/3/2019
2018	101	FV	249,600	3700	7,490.	419,100	672,400	672,400	Year End Roll	12/20/2017
2017	101	FV	249,600	3700	7,490.	367,500	620,800	620,800	Year End Roll	1/3/2017
2016	101	FV	249,600	3700	7,490.	335,200	588,500	588,500	Year End	1/4/2016
2015	101	FV	239,000	3700	7,490.	296,600	539,300	539,300	Year End Roll	12/11/2014
2014	101	FV	239,000	3700	7,490.	280,400	523,100	523,100	Year End Roll	12/16/2013
2013	101	FV	239,000	3700	7,490.	266,900	509,600	509,600		12/13/2012

PRINT

Date	Time
12/10/20	20:53:57

LAST REV

Date	Time
09/27/18	18:45:55
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6087

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10947-48		10/1/1965			No	No		N

USER DEFINED

Prior Id # 1:	45695
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Meas/Inspect	BS	Barbara S
6/2/2009	Measured	189	PATRIOT
4/20/2000	Entry Denied	243	PATRIOT
11/3/1999	Mailer Sent		
10/13/1999	Measured	256	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7490		Sq. Ft.	Site		0	70.	0.86	12									451,291						451,300	

Total AC/HA: 0.17195 | Total SF/SM: 7490 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,291 | Spl Credit | Total: 451,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28100955
Const Adj.:	0.99892789
Adj $ / SQ:	172.751
Other Features:	79084
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422785
Depreciation:	78638
Depreciated Total:	344147

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

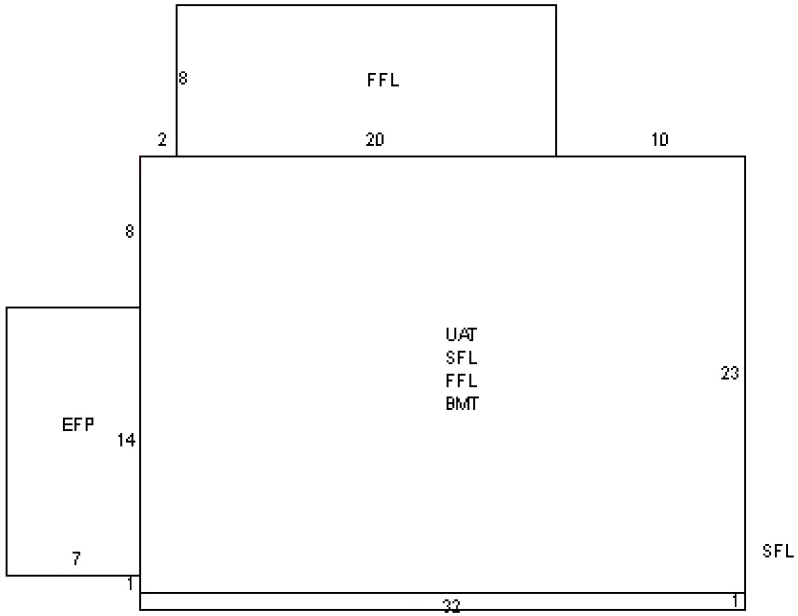
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.75
Special Features:	0	Val/Su Net:	128.30
Final Total:	344100	Val/Su SzAd	206.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	172.750	154,785
SFL	Second Floor	768	172.750	132,673
BMT	Basement	736	51.830	38,143
UAT	Upper Attic	184	69.100	12,714
EFP	Enclos Porch	98	54.950	5,385

Net Sketched Area:	2,682			Total:	343,700
Size Ad	1664	Gross Are	3234	FinArea	1664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

072.0-0004-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1947	25.42	T	40	101			3,700			3,700
2	Frame Shed	D	Y	1	6X13	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700

IMAGE

AssessPro Patriot Properties, Inc